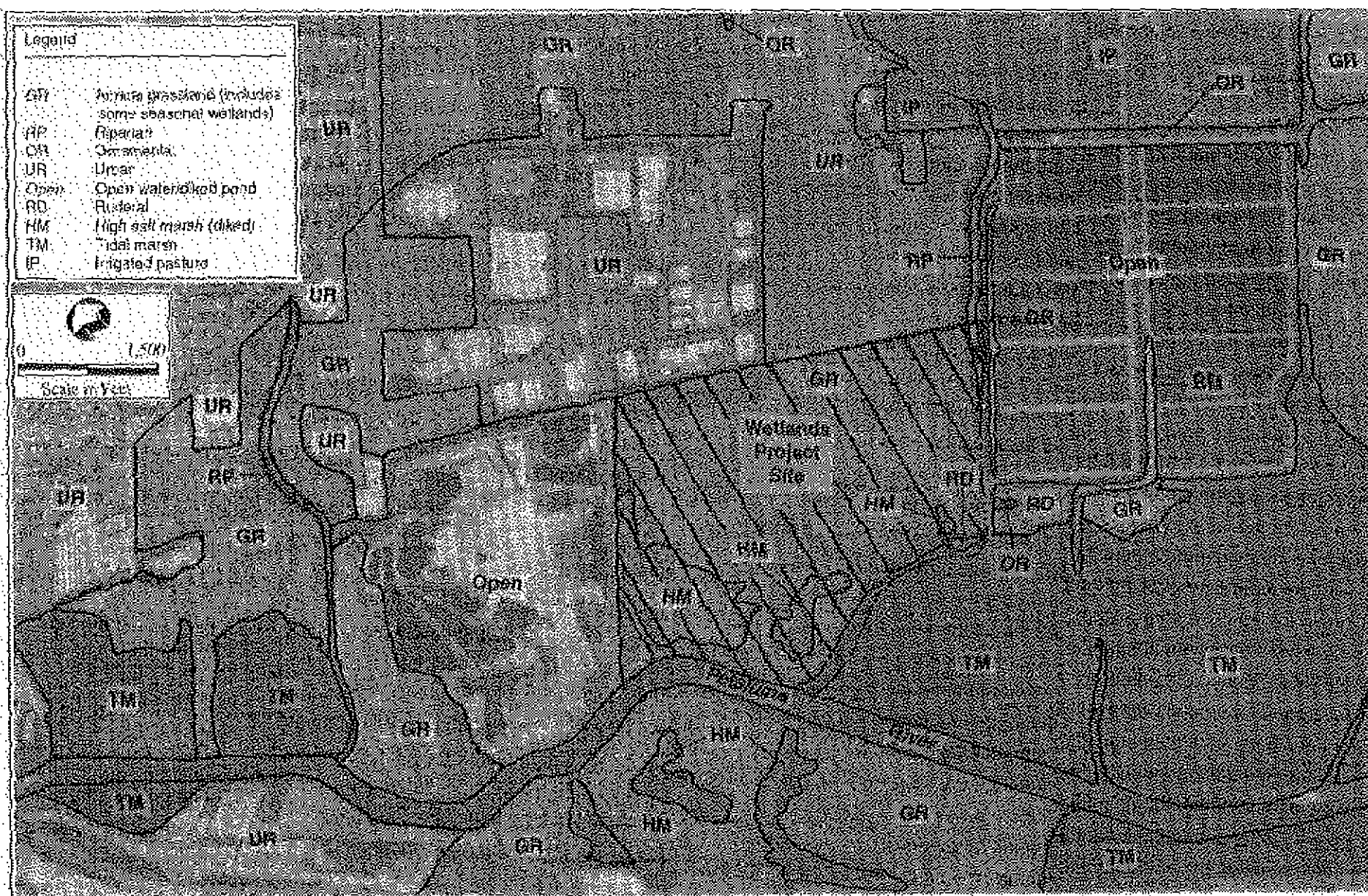


Source: Nichols and Wright 1991; USGS Petaluma River 7.5-minute quadrangle, photorevised 1980.



Jones & Stokes Associates, Inc.

**Figure 2**  
**Historic Marshlands**

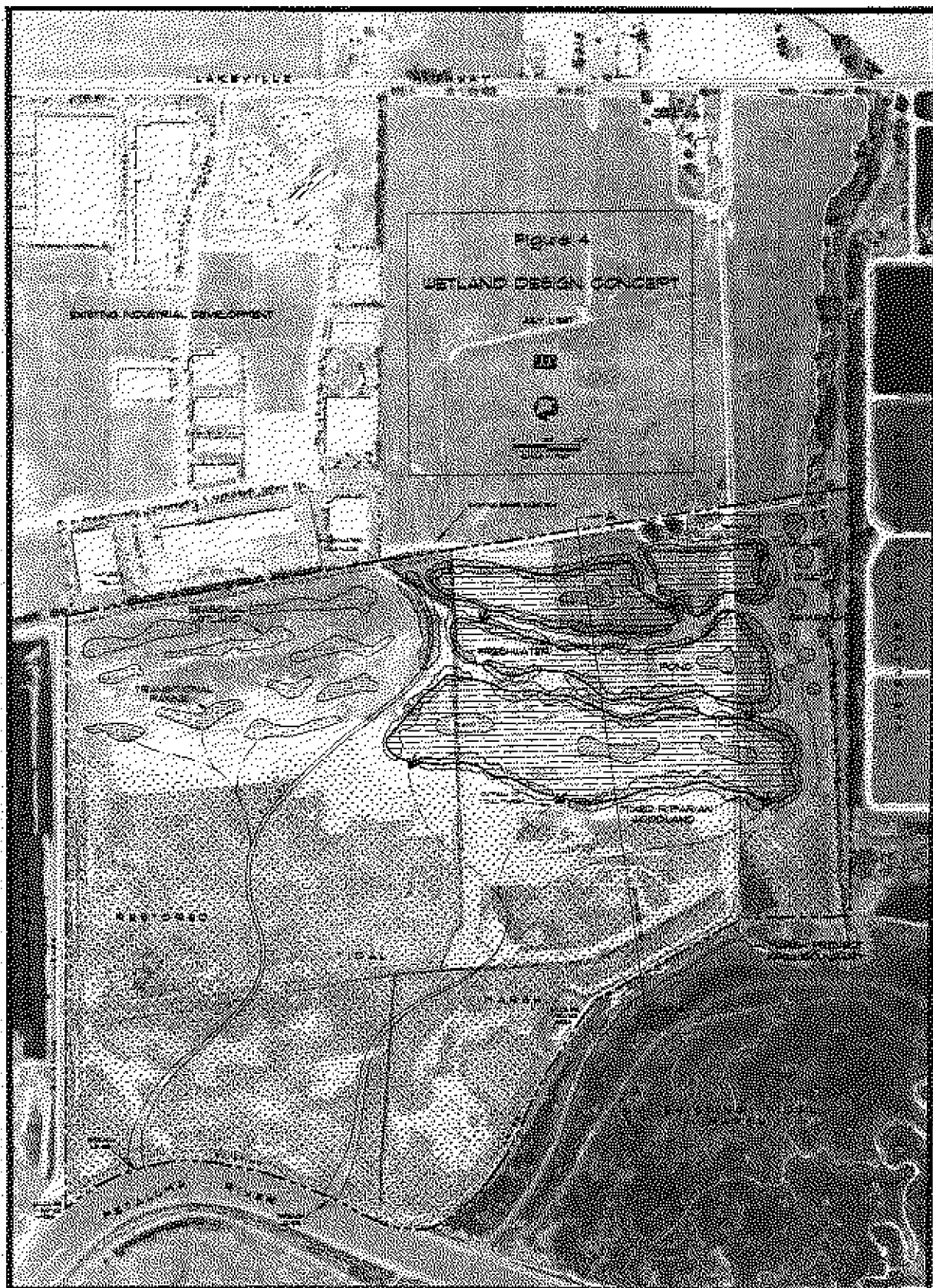


Aerial photo base taken August 27, 1996.



Jones & Stokes Associates, Inc.

**Figure 3**  
**Vegetation/Land Cover**



**FIGURE III-10**

**Demonstration Wetlands Project**

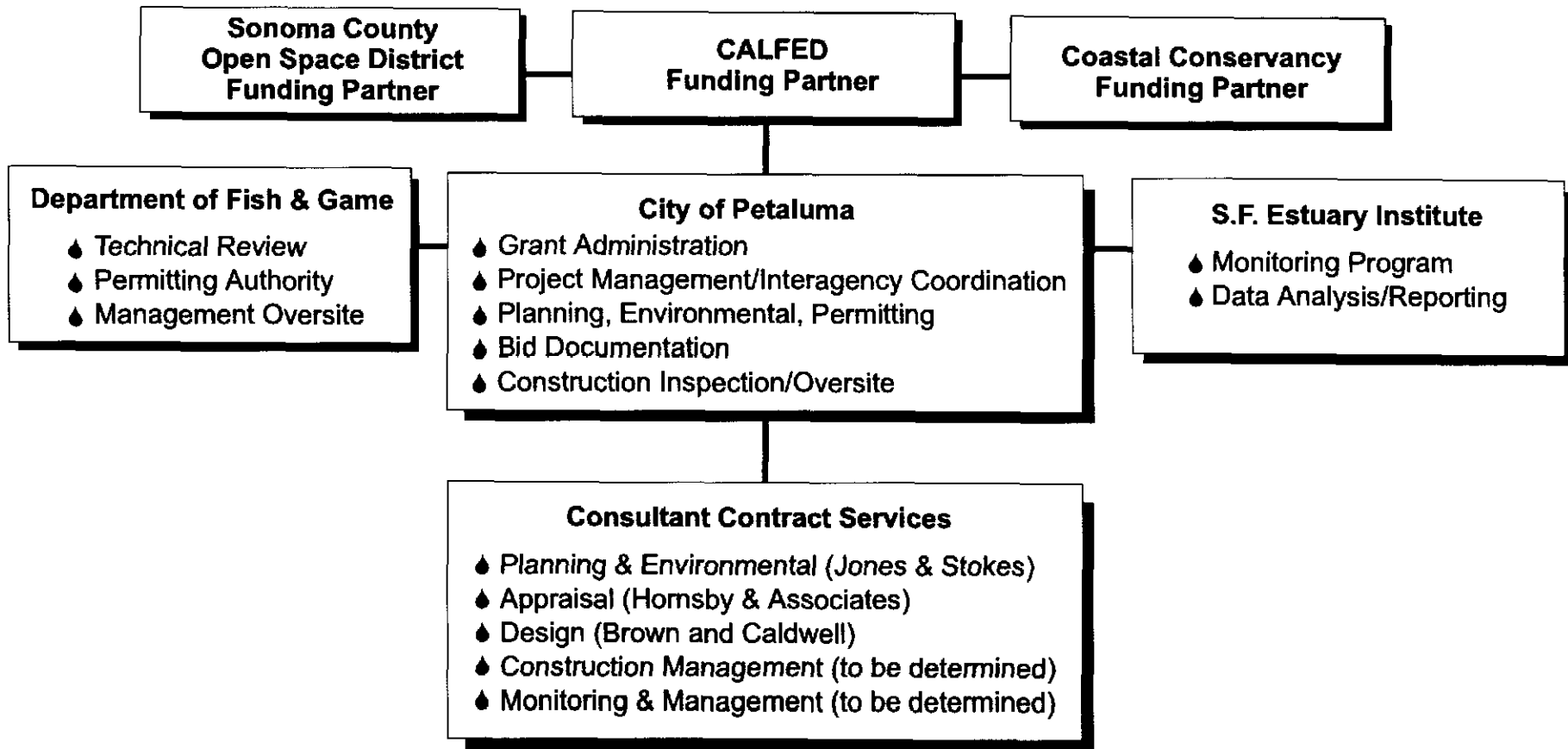


FIGURE III-11



*The Petaluma River supports an extensive tidal marsh in the lower end of the watershed that provide important nursery habitat and food source for anadromous fish and also provide habitat for many endangered tidal marsh species.*



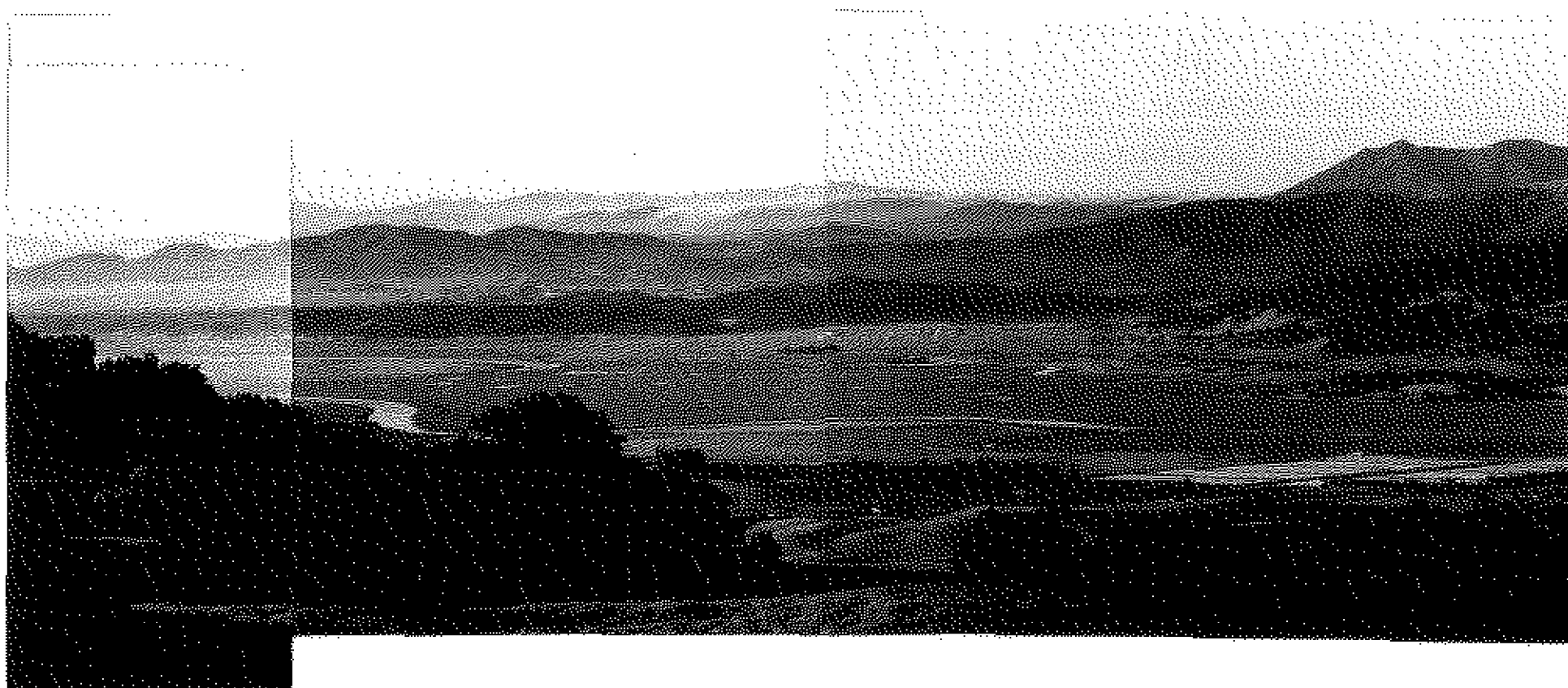


FIGURE III-12

*View from Lafferty Ranch of Adobe Creek riparian corridor in foreground looking at the Petaluma River Marsh. The City's Oxidation Ponds are visible in the lower right with Mt. Tamalpais towering above. Gross Field airport is visible in the center of the photo. San Pablo Bay and Hamilton Airfield are visible in the upper left corner. The tidal marsh provides critical rearing habitat for anadromous fish and supports many endangered species.*



*View of the upper end of the Petaluma River Marsh showing the City's Dredge Disposal site in the lower right hand corner, the City's Oxidation Ponds in the lower left hand corner and the proposed site for acquisition is visible in between. Mt. Tamalpais towers above the Novato Hills which form the boundary of the Petaluma River Watershed.*



*The City's Dredge Disposal site provides important seasonal wetland habitat for a variety of migratory waterfowl and shorebirds. This bunch of pelicans can often be seen from the adjacent pathway that extends along Adobe Creek to the Petaluma River. The Petaluma Marsh Enhancement Plan calls for restoration of a tidal marsh "migration corridor" along the dredge disposal site. The City is also evaluating beneficial reuse of dredge spoils in conjunction with the City's biosolids management program and demonstration marsh as well as, utilizing recycled water to enhance the seasonal habitat values of this site as an adaptive management technique.*



## ***SECTION IV COSTS AND SCHEDULE***

***"Make no small plans, for they fail to inspire the hearts of men.  
Make only big plans, for they contain magic that will compel men's actions."***

**Daniel Burnham, 1903  
"Father of City Planning"**

---

#### **IV. COSTS AND SCHEDULE TO IMPLEMENT PROPOSED PROJECT**

The estimated costs for each phase of the project and funding sources are provided in Tables IV-1 through IV-3. A summary of the costs, funding sources and budget is provided in Table IV-4. The schedule for completion of the work is provided in Figure IV-1.

Site acquisition for the Demonstration Wetlands Project is estimated at \$1,073,400 with a requested CALFED participation of \$350,000 in FY 97-98. These funds are urgently needed to close the sale before the site is sold to other development interests. The owner has expressed a willingness to sell the lower portion of the site to the City, if the escrow can close this year. There are other development interests in this site, including a possible golf course, state fairgrounds and stockyard, which the owner wishes to pursue.

Additional funding from CALFED in the amount of \$7,400 is requested in FY 98-99 for design services for the Alman Marsh Enhancement. Design services for the Demonstration Wetlands and McNear Peninsula Tidal Restoration will be funded by the City during the same period with park and sewer fees. Improvements at the three sites will be packaged as a single project for public bid to reduce the construction costs. An additional \$421,200 is requested in FY 99-00 to complete construction of both the Alman Marsh Enhancements and McNear Peninsula Tidal Restoration components. Construction of the Demonstration Wetlands project will be funded through an increase in the City's sewer rates along with construction of the City's new tertiary wastewater treatment facility.

The City has not identified any third party impacts. All site acquisitions have been (or will be) completed from willing sellers. The planning and environmental review process revealed no significant impacts that were not fully mitigated.

A supplemental environmental document is currently being prepared for the Demonstration Wetlands Project to address discharge requirements and the federal permit requirements under Section 404 of the Clean Water Act as well as, meet requirements for State revolving loan funds.

The City has the resources and ability to fully implement the Petaluma Marsh Enhancement Project with some funding assistance from CALFED.

**Petaluma Model Watershed  
Restoration and Management Program**

TABLE IV-1

**PETALUMA MARSH DEMONSTRATION WETLANDS PROJECT  
SUMMARY COST ESTIMATE AND PROPOSED BUDGET**

PROJECT PHASE & TASK	OVERHEAD ADMIN	SERVICE CONTRACTS	MATERIALS ACQUISITION	TOTAL PROJECT COSTS	REQUESTED CALFED GRANT			TOTAL CALFED GRANT	LOCAL MATCH	SPONSOR/FUNDING PARTNER
					FY 97-98	FY 98-99	FY 99-00			
<b>REAL ESTATE TRANSACTIONS</b>										
<i>Demonstration Wetlands</i>										
1. Phase I Site Assessment	\$ -	\$ 6,800	\$ -	\$ 6,800	\$ -	\$ -	\$ -	\$ -	\$ 6,800	City of Petaluma
2. Appraisal Services		6,000		6,000					6,000	City of Petaluma
3. ROW Mapping/Legal Description		1,800		1,800					1,800	City of Petaluma
4. Land Acquisition			1,050,000	1,050,000	350,000			350,000	700,000	So. Co. Open Space District/City
5. Closing Costs (escrow, documentation & title)			3,000	3,000					3,000	City of Petaluma
6. Project Management and Administration	6,800			6,800					6,800	City of Petaluma
<b>SUBTOTAL ACQUISITION COSTS</b>	<b>\$ 6,800</b>	<b>\$ 13,800</b>	<b>\$ 1,053,000</b>	<b>\$ 1,073,400</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ 723,400</b>	
<i>McNear Peninsula Tidal Marsh Restoration</i>										
1. Phase I Site Assessment	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ -	\$ -	-	\$ 6,000	City of Petaluma
2. Appraisal Services		4,500		4,500					4,500	City of Petaluma
3. ROW Mapping/Legal Description		1,400		1,400					1,400	City of Petaluma
4. Land Acquisition			150,000	150,000					150,000	So. Co. Open Space District
5. Closing Costs (escrow, documentation & title)			3,300	3,300					3,300	City of Petaluma
6. Project Management and Administration	12,600			12,600					12,600	City of Petaluma
<b>SUBTOTAL ACQUISITION COSTS</b>	<b>\$ 12,600</b>	<b>\$ 11,900</b>	<b>\$ 153,300</b>	<b>\$ 177,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 177,800</b>	
<i>Altman Marsh Enhancements</i>										
1. Appraisal Services	\$ -	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	-	\$ 3,000	City of Petaluma
2. ROW Mapping/Legal Description		1,800		1,800					1,800	City of Petaluma
3. Land Acquisition			60,000	60,000					60,000	So. Co. Open Space District
4. Closing Costs (escrow, documentation & title)		2,300		2,300					2,300	City of Petaluma
5. Project Management and Administration		432		432					432	City of Petaluma
<b>SUBTOTAL ACQUISITION COSTS</b>		<b>\$ 7,532</b>	<b>\$ 60,000</b>	<b>\$ 67,532</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,532</b>	
<b>TOTAL ACQUISITION COSTS</b>	<b>\$ 19,400</b>	<b>\$ 33,032</b>	<b>\$ 1,266,300</b>	<b>\$ 1,318,732</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ 868,732</b>	<b>City, So. Co. Open Space</b>

**Petaluma Model Watershed  
Restoration and Management Program**

**TABLE IV-2  
PETALUMA MARSH DEMONSTRATION WETLANDS PROJECT  
COST ESTIMATE AND PROPOSED BUDGET**

PROJECT PHASE & TASK	OVERHEAD ADMIN	SERVICE CONTRACTS	MATERIALS ACQUISITION	TOTAL PROJECT COSTS	REQUESTED CALFED GRANT			TOTAL CALFED GRANT	LOCAL MATCH	SPONSOR/FUNDING PARTNERS
					FY 97-98	FY 98-99	FY 99-00			
<b>PROFESSIONAL SERVICES - DESIGN PHASE</b>										
<i>Demonstration Wetlands</i>										
1. Planning, Environmental Review and Permitting	\$ -	\$ 298,000	\$ -	\$ 298,000	\$ -	\$ -	\$ -	\$ -	\$ 298,000	
2. Design Services		318,150		318,150					318,150	
3. Project Management & Administration	122,830			122,830					122,830	
<b>SUBTOTAL PROFESSIONAL SERVICES COST</b>	<b>\$ 122,830</b>	<b>\$ 614,150</b>	<b>\$ -</b>	<b>\$ 736,980</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 736,980</b>	
<i>Albion Marsh Enhancements</i>										
1. Planning, Environmental Review and Permitting	\$ -	\$ 58,000	\$ -	\$ 58,000	\$ -	\$ -	\$ -	\$ -	\$ 58,000	City, Coastal Conservancy
2. Design Services (Quanta Engineering)		3,000		3,000		4,500		4,500		City of Petaluma
3. Project Management & Administration	2,900			2,900		2,900		2,900		City of Petaluma
<b>SUBTOTAL PROFESSIONAL SERVICES COST</b>	<b>\$ 2,900</b>	<b>\$ 61,000</b>	<b>\$ -</b>	<b>\$ 63,900</b>	<b>\$ -</b>	<b>\$ 7,400</b>	<b>\$ -</b>	<b>\$ 7,400</b>	<b>\$ 68,000</b>	
<i>McNee Peninsula Tidal Marsh Restoration</i>										
1. Planning, Environmental Review and Permitting	\$ -	\$ 76,000	\$ -	\$ 76,000	\$ -		\$ -	\$ -	\$ 76,000	City, Coastal Conservancy
2. Design Services (Quanta Engineering)		40,000		40,000						City
3. Project Management & Administration	5,800			5,800						City
<b>SUBTOTAL PROFESSIONAL SERVICES COST</b>	<b>\$ 5,800</b>	<b>\$ 116,000</b>	<b>\$ -</b>	<b>\$ 121,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,000</b>	
<b>TOTAL SERVICES COST</b>	<b>\$ 131,530</b>	<b>\$ 791,150</b>	<b>\$ -</b>	<b>\$ 922,680</b>	<b>\$ -</b>	<b>\$ 7,400</b>	<b>\$ -</b>	<b>\$ 7,400</b>	<b>\$ 870,890</b>	<b>City, Coastal Conservancy</b>

**Petaluma Model Watershed  
Restoration and Management Program**

**TABLE IV-3  
PETALUMA MARSH DEMONSTRATION WETLANDS PROJECT  
COST ESTIMATE AND PROPOSED BUDGET**

PROJECT PHASE & TASK	OVERHEAD ADMIN	SERVICE CONTRACTS	MATERIALS ACQUISITION	TOTAL PROJECT COSTS	REQUESTED CALFED GRANT			TOTAL CALFED GRANT	LOCAL MATCH	SPONSOR/FUNDING PARTNERS
CONSTRUCTION										
Demonstration Wetlands										
1. Construction Cost Estimate			\$ 2,121,000	\$ 2,121,000				\$ -	\$ 2,121,000	City of Petaluma
2. Construction Contingency			318,150	318,150				-	318,150	City of Petaluma
3. Construction Management, Survey & Inspection		212,100		212,100				-	212,100	City of Petaluma
4. Project Management & Administration	106,050			106,050				-	106,050	City of Petaluma
SUBTOTAL CONSTRUCTION	\$ 106,050	\$ 212,100	\$ 2,439,150	\$ 2,757,300	\$ -	\$ -	\$ -	\$ -	\$ 2,757,300	
Altman Marsh Enhancements										
1. Construction Cost Estimate	\$ -	\$ -	\$ 21,000	\$ 21,000	\$ -	\$ -	\$ 21,000	\$ 21,000	\$ -	
2. Construction Contingency			2,100	2,100			2,100	2,100		
3. Construction Management, Survey & Inspection		1,470		1,470			1,470	1,470		
4. Project Management & Administration	630			630			630	630		
SUBTOTAL CONSTRUCTION	\$ 630	\$ 1,470	\$ 23,100	\$ 25,200	\$ -	\$ -	\$ 25,200	\$ 25,200	\$ -	CalFed
McNear Peninsula Tidal Marsh Restoration										
1. Construction Cost Estimate	\$ -	\$ -	\$ 330,000	\$ 330,000	\$ -	\$ -	\$ 330,000	\$ 330,000	\$ -	
2. Construction Contingency			33,000	33,000			33,000	33,000		
3. Construction Management, Survey & Inspection		23,100		23,100			23,100	23,100		
4. Project Management & Administration	9,900			9,900			9,900	9,900		
SUBTOTAL CONSTRUCTION	\$ 9,900	\$ 23,100	\$ 363,000	\$ 396,000	\$ -	\$ -	\$ 396,000	\$ 396,000	\$ -	CalFed
TOTAL CONSTRUCTION COST	\$ 116,580	\$ 238,670	\$ 2,825,250	\$ 3,178,500	\$ -	\$ -	\$ 421,200	\$ 421,200	\$ 2,757,300	City, Coastal Conservancy, Open Space

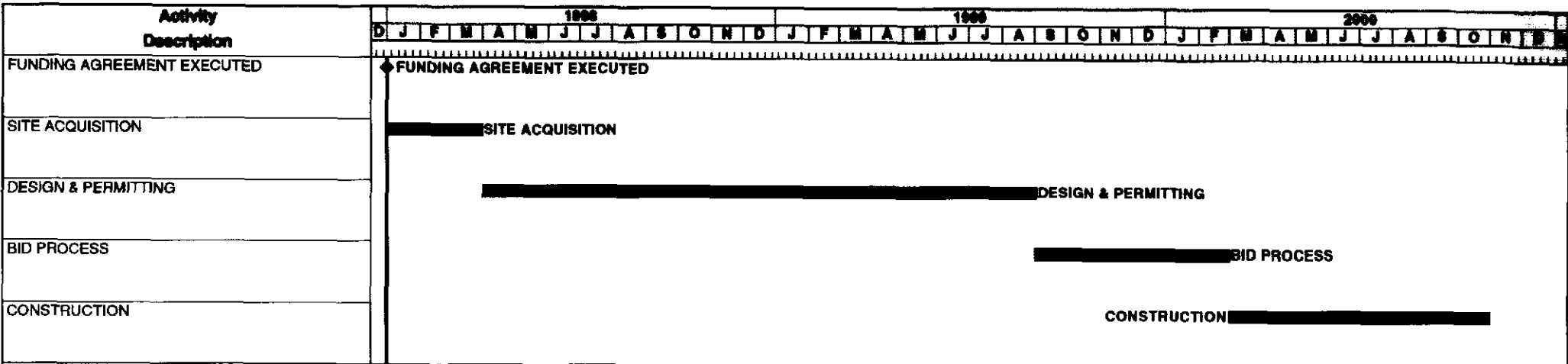
**Petaluma Model Watershed  
Restoration and Management Program**

TABLE IV-4

**PETALUMA MARSH DEMONSTRATION WETLANDS PROJECT  
SUMMARY COST ESTIMATE AND PROPOSED BUDGET**

PROJECT PHASE & TASK	OVERHEAD ADMIN	SERVICE CONTRACTS	MATERIALS ACQUISITION	TOTAL PROJECT COSTS	REQUESTED CALFED GRANT			TOTAL CALFED GRANT	LOCAL MATCH	SPONSOR/FUNDING PARTNERS
					FY 97-98	FY 98-99	FY 99-00			
REAL ESTATE TRANSACTIONS										
Demonstration Wetlands	\$ 8,800	\$ 13,800	\$ 1,053,000	\$ 1,075,400	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ 723,400	
McNear Peninsula Tidal Marsh Restoration	\$ 12,600	\$ 11,900	\$ 153,300	\$ 177,800	\$ -	\$ -	\$ -	\$ -	\$ 177,800	
Alman Marsh Enhancements		\$ 7,532	\$ 60,000	\$ 67,532	\$ -	\$ -	\$ -	\$ -	\$ 67,532	
TOTAL ACQUISITION COSTS	\$ 19,400	\$ 33,032	\$ 1,266,300	\$ 1,318,732	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ 968,732	City, Re. Co. Open Space
PROFESSIONAL SERVICES - DESIGN PHASE										
Demonstration Wetlands	\$ 122,830	\$ 614,150	\$ -	\$ 736,980	\$ -	\$ -	\$ -	\$ -	\$ 736,980	City, Coastal Conservancy
Alman Marsh Enhancements	\$ 2,900	\$ 61,000	\$ -	\$ 63,900	\$ -	\$ 7,400	\$ -	\$ 7,400	\$ 58,000	
1. Planning, Environmental Review and Permitting	\$ -	\$ 76,000	\$ -	\$ 76,000	\$ -	\$ -	\$ -	\$ -	\$ 76,000	
2. Design Services (Gutts Engineering)		\$ 40,000		\$ 40,000					\$ 40,000	
3. Project Management & Administration	\$ 5,800			\$ 5,800					\$ 5,800	
McNear Peninsula Tidal Marsh Restoration	\$ 5,900	\$ 116,000	\$ -	\$ 121,900	\$ -	\$ -	\$ -	\$ -	\$ 121,800	
TOTAL SERVICES COST	\$ 131,630	\$ 791,150	\$ -	\$ 922,780	\$ -	\$ 7,400	\$ -	\$ 7,400	\$ 916,780	City, Coastal Conservancy
CONSTRUCTION										
Demonstration Wetlands	\$ 106,050	\$ 212,100	\$ 2,438,150	\$ 2,756,300	\$ -	\$ -	\$ -	\$ -	\$ 2,757,300	CalFed
Alman Marsh Enhancements	\$ 930	\$ 1,470	\$ 23,100	\$ 25,500	\$ -	\$ -	\$ 25,200	\$ 25,200	\$ -	
McNear Peninsula Tidal Marsh Restoration	\$ 8,900	\$ 23,100	\$ 383,000	\$ 395,000	\$ -	\$ -	\$ 396,000	\$ 396,000	\$ -	CalFed
TOTAL CONSTRUCTION COST	\$ 116,880	\$ 236,670	\$ 2,825,250	\$ 3,178,900	\$ -	\$ -	\$ 421,200	\$ 421,200	\$ 2,757,300	City, Coastal Conservancy, Open Space
TOTAL FUNDING BUDGET REQUESTED										
	\$ 267,510	\$ 1,060,852	\$ 4,091,550	\$ 5,419,912	\$ 350,000	\$ 7,400	\$ 421,200	\$ 778,600	\$ 4,642,812	City, Coastal Conservancy, Open Space





***SECTION V  
APPLICANT'S QUALIFICATIONS***

***"We must see nature as a community  
to which we belong, rather than  
a community belonging to us."***

**Aldo Leopold  
*A Sand County Almanac***

---

## **V. APPLICANT QUALIFICATIONS**

The City of Petaluma has worked diligently on planning for restoration of the Petaluma River and tributary watersheds and has a proven track record of success on many restoration projects. Our experience in successful mitigation and restoration projects is illustrated in the attached Table V-1 which lists the many projects that have been completed or are underway. The City's approach involves development of a project team with the skills, expertise, knowledge and experience to bring a project from conceptual planning through environmental review, site acquisition, design and construction as well as provide for long term maintenance and management. The City's interdepartmental project team is complimented by outside agency support and consultant contract services where appropriate to provide a multi-disciplined team. The Project Team and roles of each participant are illustrated in Figure V-1. As a local government agency, the City has extensive experience with right-of-way procedures for site acquisition and bid procedures for construction projects. As the utility provider and primary land use authority, the City is also in a unique position to leverage CALFED funding with local contributions from the private sector and other participating agencies. The City of Petaluma also has extensive human resources available in an actively involved community of well qualified volunteers as described in Figure V-2.

Project management, grant administration and interagency coordination will be coordinated through the City's Planning Department with Jennifer Barrett, Senior Planner as the project manager. Jennifer Barrett has a proven track record of success in planning, environmental review, permitting and project management for the City's capital improvement program. Her recent accomplishments include completion of the Facilities Plan for the Wastewater Facilities Project, Petaluma Marsh Enhancement Project Phase I, Adobe Creek Restoration Project, the Biological Mitigation Plan for the Rainier Interchange and the Lakeville Highway Wetland Mitigation Plan.

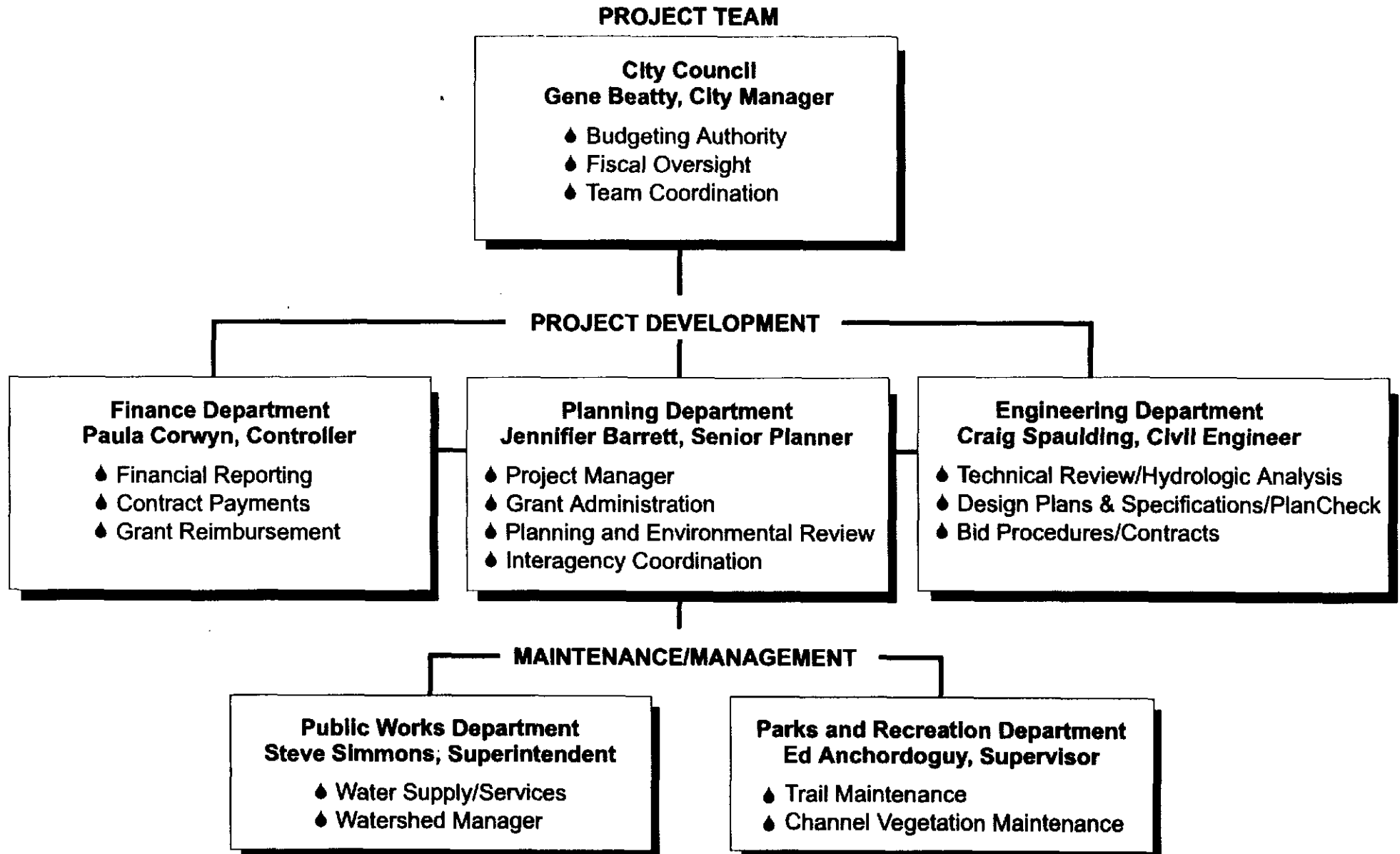
Technical assistance, plan review and bid procedures will be handled through the City's Engineering Department by Craig Spaulding, Associate Civil Engineer. Craig Spaulding has extensive experience in plan checking and design with particular expertise in hydrologic analysis and grading/earthwork.

Financial Reporting, contract payments and grant reimbursement requests will be managed through the City's Finance Department by Paula Corwyn, Controller. The Finance Department has managed numerous state and federal grants and has received numerous awards for excellence in financial reporting from both the Government Finance Officers Association and the California Society of Municipal Finance Officers.

Interagency support will be provided by the Carl Wilcox, Regional Manager with Department of Fish and Game. Katie Hart of the Regional Water Quality Control Board is also assigned to the project and will provide ongoing oversight of the monitoring program. Additional interagency support will be provided through consultation with the Sonoma Marin Vector Control Agency, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, Bay Conservation and Development Commission, National Marine Fisheries Service and other responsible agencies.

Jay Davis of the S.F. Estuary Institute is under contract with the City to provide assistance in development of the monitoring program and ongoing support for providing data analysis and management recommendations.

**FIGURE V-1**  
**City of Petaluma**  
**Petaluma Watershed**  
**Model Restoration and Management Program**



Petaluma has a long history of active citizen participation and volunteerism. Civic interest and pride in all sorts of social, political, recreational, and environmental issues have made Petaluma a very special place to live and work. This volunteer spirit may be used to help maintain the river corridor as a safe and healthy environment, as an educational tool for our schools, and as the principal image of our community.

#### **TYPICAL VOLUNTEER ORGANIZATIONS**

- **BUSINESSES & CORPORATIONS**
- **PROFESSIONAL ORGANIZATIONS**
- **SERVICE & SOCIAL CLUBS**
- **EDUCATIONAL GROUPS & CLASSES:** (e.g., United Anglers of Casa Grande, Youth for Environmental Action - YEA, Youth for Environmental Service - YES, Adopt a Watershed, Montessori School, and others)
- **ENVIRONMENTAL GROUPS:** (e.g., Sierra Club, Trout Unlimited, Audubon Society, Urban Creeks Council, Ducks Unlimited, Petaluma River Council, and others)
- **NEIGHBORHOOD ASSOCIATIONS:** (e.g., People Who Care - Thompson Creek, and others)
- **RECREATION & SPORTS ORGANIZATIONS:** (e.g., Petaluma Yacht Club, Northbay Rowing Club, Sea Scouts, Petaluma River Festival, and others)



*The new Manna and nearby marsh restoration project have drawn attention to the natural and recreational aspects of the downstream river reaches.*



*Acquisition of McNear Peninsula for a public park, a high priority, is being sought through Sonoma County Agricultural Preservation and Open Space District.*

*"We must adopt a central organizing principle,  
then use every institution, every method  
to restore the earth's balance."*

**Al Gore**

TABLE - 1  
**City of Petaluma**  
**PETALUMA RIVER WATERSHED MODEL RESTORATION PROGRAM**

**SUMMARY OF PROJECTS COMPLETED OR UNDERWAY**

PROJECT PHASE/TYPE	STATUS	ESTIMATED COST	FUNDING SPONSOR
<b>PLANNING AND ENVIRONMENTAL REVIEW</b>			
<i>Petaluma River Marsh Restoration (Tidal Reaches)</i>			
Petaluma Marsh Enhancement Plan	Approved December 1992	\$ 30,000	Coastal Conservancy
<i>Petaluma River Riparian and Aquatic Habitat Restoration</i>			
Petaluma River Access and Enhancement Plan	Approved May 1996	300,000	Coastal Conservancy
<i>Petaluma River Upper Watershed Restoration</i>			
Restoration Design and Management Guidelines for the Petaluma River Watershed	Approved July 1996	68,000	Dept. of Water Resources
Petaluma Watershed Planning Program (Resource Conservation District 205j grant)	Underway 1997-00	194,000	Resource Conservation District
Ellis Creek Enhancement Plan	Approved June 1996	30,000	City of Petaluma
<i>Adobe Creek Riparian and Aquatic Habitat Restoration</i>			
Lafferty Access and Management Plan (Adobe Creek Headwaters)	Underway 1997-98	78,000	City of Petaluma
Adobe Creek Restoration Plan and Management Program	Approved July 1996	18,000	Private Contribution (Queste Engineering)
<b>SITE ACQUISITIONS</b>			
<i>Petaluma River Marsh Restoration</i>			
Oxidation Pond Site 45 acres dedication to tidal marsh restoration	Acquired 1972	300,000	City of Petaluma
Dredge Disposal Site 45 acres dedication to tidal marsh restoration	Acquired 1970	200,000	City of Petaluma
Petaluma Marina (7 acres former Schollenberger Park)	Acquired 1989	1,050,000	County of Sonoma Dedication
Alman Marsh Acquisition of 20 acres tidal marsh	Acquired 1997	54,000	So. Co. Open Space District
<i>Petaluma River Riparian and Aquatic Habitat Restoration</i>			
McNear Peninsula 20 acres	Acquired 1997	170,000	So. Co. Open Space District
Petaluma River Greenway Block Grant Acquisitions for Upper Reaches	Underway 1997-03	1,000,000	So. Co. Water Agency/So. Co. Open Space District
Petaluma Demonstration Wetlands Site (Grayview Farms)	Underway 1997-98	1,400,000	City of Petaluma/So. Co. Open Space District
Petaluma River Corona Reach Flood Easement 20 acres	Acquired 1979	800,000	Developer Contribution
Petaluma River Vista site acquisition	Acquired 1997	80,000	City of Petaluma/TEA Grant
<i>Adobe Creek Riparian and Aquatic Habitat Restoration</i>			
Adobe Creek Upper Reach Cross Creek Dedication 40 acres	Acquired 1997	280,000	Developer Contribution
Adobe Creek Lower Reach Lakeville Business Park Dedication			
Upper Reach Restoration (Cross Creek Restoration and Mitigation Project)			
<b>IMPLEMENTATION/CONSTRUCTION</b>			
<i>Adobe Creek Restoration Project</i>			
Adobe Creek Fish Hatchery	Completed 1992	500,000	United Anglers/Private Donations
Lower Reach Restoration (Lakeville Highway Mitigation Project)	Completed 1995	225,000	City of Petaluma
Middle Reach Enhancement (downstream of McDowell Blvd.)	Completed 1995	22,000	Petaluma Tree People
Middle Reach Demonstration Restoration Project (Phase II)	Under Construction 1997	336,000	Environmental Enhancement Mitigation Program
Middle Reach Enhancement (upstream of Sartori Drive)	Completed 1986	10,000	United Anglers
Middle Reach Restoration (Fairway Meadows Mitigation Project)	Completed 1989	130,000	Developer Contribution
Upper Reach Restoration (Adobe Creek Golf Course Mitigation Project)	Completed 1985	260,000	Developer Contribution
Upper Reach Restoration (Cross Creek Restoration and Mitigation Project)	In Design for Const. 1998	250,000	Developer Contribution
Adobe Road Fish Ladder (County of Sonoma)	In Design for Const. 1998	40,000	United Anglers/NFWS
<i>Petaluma Marsh Enhancement Project</i>			
Oxidation Ponds Marsh Mitigation Project (45 acres tidal marsh restoration)	Completed 1972	40,000	City of Petaluma
Dredge Disposal Site Mitigation Project (45 acres tidal marsh restoration)	Completed 1970	40,000	City of Petaluma
Petaluma Marina Excavation and Marsh Enhancement (7-acre basin)	Completed 1987	1,000,000	City of Petaluma
Casa Grande Landfill Closure & Marsh Enhancement (10 acre tidal marsh/9 ac. upland)	Completed 1994	440,000	City of Petaluma
Schollenberger Park Lower Adobe Creek Fencing, Trailhead and Pathway Improvements	Completed 1995	150,000	City of Petaluma/State Grant
<i>Petaluma River Riparian and Aquatic Habitat Restoration</i>			
Payran Reach Flood Control Project Mitigation	In Design for Const. 1998	260,000	U.S. Army Corps of Engineers
Willow Brook Middle & Upper Reach Flood Terrace and Riparian Restoration	In Design for Const. 1998	350,000	Redwood Business Park Contribution
Corona Reach Riparian Restoration (Rainier Ave Mitigation 10 ac. riparian 2 acres wetland)	In Design for Const. 1999	1,500,000	City of Petaluma
Corona Reach Factory Outlet Wetland Mitigation	Completed 1994	190,000	Developer Contribution
Corona Reach Factory Outlet Riparian Restoration	Completed 1994	125,000	Developer Contribution

**TOTAL PROJECT COSTS ESTIMATED**

**\$ 11,910,000**



## **VI. COMPLIANCE WITH STANDARD TERMS AND CONDITIONS**

The City accepts the standard terms and conditions as stated in the Request for Proposals and will provide the appropriate forms for submittal with the grant agreement as noted in Table D-1. The non-discrimination form is attached with this grant proposal as specified in the Request for Proposals.

The only exception that the City suggests is that the Sonoma County Agricultural Preservation and Open Space District hold the conservation easement over the land, and the City hold fee title. The State will hold an interest in the land below the ordinary high water as specified in State law. The Sonoma County Open Space District will develop the terms of the easement and monitor the conservation easement in perpetuity. The Open Space District is funded through a ¼ cent sales tax and is well structured for this purpose with administrative staff to monitor conservation easements. There is no need for the State to hold title to the land since a qualified open space agency is involved.

The City suggests this title arrangement only to simplify the acquisition process and would dedicate an interest to the State, if necessary to meet the terms of the grant.

c:\grant\demowet

## NONDISCRIMINATION COMPLIANCE STATEMENT

---

**Company Name:** City of Petaluma

---

The company named above (hereinafter referred to as "prospective contractor") hereby certifies, unless specifically exempted, compliance with Government Code Section 12990 (a-f) and California Code of Regulations, Title 2, Division 4, Chapter 5 in matters relating to reporting requirements and the development, implementation and maintenance of a Nondiscrimination Program. Prospective contractor agrees not to unlawfully discriminate, harass or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, disability (including HIV and AIDS), medical condition (cancer), age, marital status, denial of family and medical care leave and denial of pregnancy disability leave.

---

### CERTIFICATION

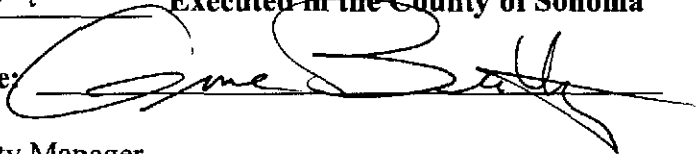
---

*I, the official named below, hereby swear that I am duly authorized to legally bind the prospective contractor to the above described certification. I am fully aware that this certification, executed on the date and in the county below, is made under penalty of perjury under the laws of the State of California.*

**Official's Name:** Gene P. Beatty

**Date Executed:** 7-23-97 **Executed in the County of** Sonoma

**Prospective Contractor's Signature:**



**Prospective Contractor's Title:** City Manager

**Prospective Contractor's Legal Business Name:** City of Petaluma

**SECTION VII  
ATTACHMENTS**

**PARTNERSHIP LETTERS AND  
LETTERS OF SUPPORT**

*"I truly believe from what I have seen,  
that Sonoma County is the chosen spot  
of all of the earth, as far as nature is concerned."*

**Luther Burbank**

---

Resolution No. 97-152 N.C.S.  
of the City of Petaluma, California

**APPROVING THE APPLICATION FOR GRANT FUNDS FROM CALFED FOR  
THE PETALUMA DEMONSTRATION MARSH PROJECT AND THE  
PETALUMA RIVER UPPER REACHES ENHANCEMENT PROJECT**

WHEREAS, an interagency agreement was signed by various state and federal agencies to resolve problems in the Bay-Delta system;

WHEREAS, Category III of the funding agreement provides for restoration of habitat to implement the long-range plan for the Bay-Delta system;

WHEREAS, the voters of the State of California have enacted Proposition 204 which provides state funds for grants under the agreement to local, state and federal agencies and nonprofit entities for projects to enhance and restore habitats for targeted species;

WHEREAS, CALFED is the interagency association designated to establish procedures and criteria for reviewing grant proposals and selecting grant recipients;

WHEREAS, said procedures and criteria established by CALFED require the applicant to provide a resolution authorizing such applications;

WHEREAS, the applicant will enter into an agreement with CALFED or a designated agency to carry out the restoration project(s);

WHEREAS, the City of Petaluma in conjunction with the Coastal Conservancy and other responsible agencies has developed restoration plans for the Petaluma River and the Petaluma Marsh which are significant resource areas in the Bay Delta system that are within the City of Petaluma's jurisdiction;

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16


WHEREAS, the Petaluma Marsh Enhancement Plan and the Petaluma River Access and Enhancement Plan demonstrate a significant benefit to endangered fish and other sensitive species could be achieved through implementation of the measures and improvements recommended in the area plans;

WHEREAS, additional funding is needed to implement the recommended measures;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Petaluma hereby approves the filing of grant applications for CALFED funding and appoints the City Manager, his successors or assigns to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of the Petaluma Demonstration Marsh and the Petaluma River Greenway.

c:\grant\reso

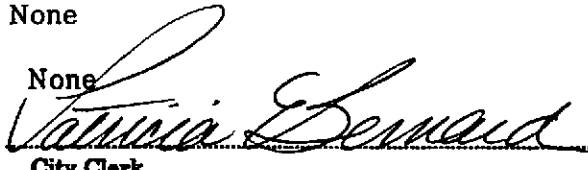
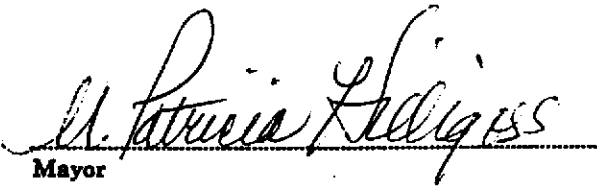
Under the power and authority conferred upon this Council by the Charter of said City.

REFERENCE:	I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a (Regular) ( <del>Adjourned</del> ) ( <del>Special</del> ) meeting on the <u>16th</u> day of <u>June</u> , 19 <u>97</u> , by the following vote:	Approved as to form  City Attorney
------------	--	---

AYES: Read, Keller, Stompe, Torliatt, Maguire, Vice Mayor Hamilton, Mayor Hilligoss

NOES: None

ABSENT: None

ATTEST:	 City Clerk	 Mayor
---------	---	---

LYNN WOOLSEY  
8TH DISTRICT, CALIFORNIA

COMMITTEES:  
BUDGET  
ECONOMIC AND EDUCATIONAL  
OPPORTUNITIES

WASHINGTON OFFICE:  
439 CANNON BUILDING  
WASHINGTON, DC 20515-0506  
TELEPHONE: (202) 225-5161

**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-0506**

DISTRICT OFFICES:  
1101 COLLEGE AVE., SUITE 200  
SANTA ROSA, CA 95404  
TELEPHONE: (707) 542-7182  
FROM PETALUMA CALL:  
(707) 795-1482  
NORTHGATE BUILDING  
1050 NORTHGATE DRIVE, SUITE 140  
SAN RAFAEL, CA 94903  
TELEPHONE: (415) 507-9554  
INTERNET ADDRESS:  
woolsey@hr.house.gov

July 23, 1997

RECEIVED

JUL 24 1997

PLANNING DEPARTMENT

CALFED Bay-Delta Program  
1416 Ninth Street, Suite 1155  
Sacramento, CA 95814

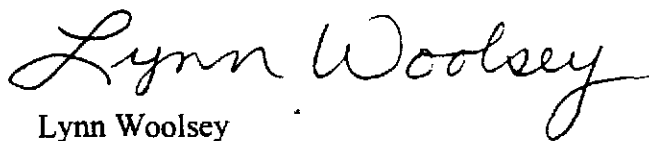
To Whom it May Concern:

I am writing to express my support for the City of Petaluma's proposal for funding from the CALFED Bay-Delta Program. Petaluma has already made outstanding achievements in their efforts at environmental restoration in the community.

As I understand it, funding from CALFED would allow the city to expand restoration projects for the Petaluma Marsh, Adobe Creek and upper reaches of the Petaluma River. Together, these projects would create a model watershed project for research and education. This model will be tied together by a watershed science and habitat management program focusing on Adobe Creek.

Thank you for your careful consideration of the City of Petaluma's application for funding. It is my sincere hope that Petaluma will receive the funding it needs to continue and expand its environmental preservation efforts for the community.

Sincerely,



Lynn Woolsey  
Member of Congress

LW:tf





# Coastal Conservancy

April 28, 1997

Mr. David Hansen  
General Manager  
Sonoma County Agricultural Preservation  
and Open Space District  
415 Russell Avenue  
Santa Rosa, CA 95403

Re: City of Petaluma Open Space Grant Proposals for  
Acquisition of the Petaluma River Greenway and  
Marsh Restoration Site

Dear Mr. Hansen:

I am writing to express enthusiastic support for the City of Petaluma's applications for grant funding to acquire greenway lands along the upper Petaluma River and to restore wetlands adjacent to the City's oxidation ponds.

The Conservancy is gratified to have been able to assist the City in preparing natural resource enhancement and public access plans for both the relatively urbanized upstream area and the more rural downstream wetlands. The City has been very successful in working with landowners, citizens and agencies in crafting detailed, feasible plans for protecting and improving river resources and in carrying out plan recommendations.

Implementation of the projects for which the City is requesting Agricultural Preservation and Open Space District funding would enable creation of a buffer for fish and wildlife habitat in the upstream area and restoration of wetlands and a migration corridor for the endangered saltmarsh harvest marsh near the oxidation ponds. Both of these undertakings are essential components of the plans for which the Conservancy provided funding.

We hope that the District will contribute to Petaluma River protection and restoration by providing the funding assistance requested by the City.

Sincerely,

Michael L. Fischer  
Executive Officer

1330 Broadway, 11th Floor  
Oakland, California 94612-2530  
510-286-1015 Fax: 510-286-0470

---

**SAN FRANCISCO BAY JOINT VENTURE**

**mailing address: Coastal Conservancy, 1330 Broadway, Suite 1100, Oakland, CA 94612**

**phone: 510-286-6767 fax: 510-286-0470**

---

July 17, 1997

RECEIVED

JUL 21 1997

PLANNING DEPARTMENT

Kate Hansel  
CALFED Bay-Delta Program  
1416 Ninth St., Suite 1155  
Sacramento, CA 95814

RE: City of Petaluma Category III Proposals for the Petaluma Marsh Restoration, Petaluma River Greenway and Adobe Creek Restoration Project

Dear Kate:


I am writing on behalf of the Management Board of the San Francisco Bay Joint Venture in support of the City of Petaluma's grant applications to acquire lands to create a greenway along the Petaluma River, to restore 150 acres of wetland habitat in the Petaluma Marsh and to restore the Adobe Creek Watershed.

As you know, the Joint Venture is a partnership of public agencies, environmental organizations, business representatives and agricultural interests working cooperatively to protect, restore and enhance all types of wetlands around the San Francisco Bay region. We have begun assisting with the completion of existing wetlands protection projects and developing new projects and have been working with the city of Petaluma on their projects.

The City of Petaluma has done an excellent job of implementing the Coastal Conservancy funded Petaluma Marsh Enhancement Plan and Petaluma River Access and Enhancement Plan. The Joint Venture strongly supports their work. The creation of a greenway along the upper reaches of the Petaluma River will create a buffer from urbanization and provide for habitat restoration as described by the River Plan. The proposed marsh restoration project near the City's oxidation ponds will create approximately 50 acres of salt marsh along the river as envisioned in the Marsh Plan. The City's work on Adobe Creek on behalf of fish and wildlife has helped bring back steelhead and salmon.

We support these proposals and encourage CALFED to consider them favorably. Thank you for your consideration.

Sincerely,

  
Nancy Schaefer  
Coordinator

✓ cc: Jennifer Barrett, City of Petaluma



## ***Trout Unlimited of California***

July 22, 1997

Mr. Lester Snow  
Executive Director  
CALFED Bay-Delta Program  
1416 Ninth Street, Suite 1155  
Sacramento, Ca. 95814

Re: City of Petaluma-Restoration Project:

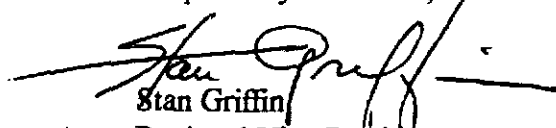
Dear Mr. Snow:

Trout Unlimited is America's leading coldwater fisheries conservation organization dedicated to the protection and restoration of our trout and salmon resources and the watersheds that sustains those resources. We have over 1100 members in Marin and Sonoma Counties who voluntarily contribute their personal resources to aquatic habitat protection and restoration efforts.

I have reviewed the Petaluma Watershed Model restoration and Management Program with some of our local members and they are very supportive of the program. Not only will it benefit the riparian and aquatic habitat in the watershed, the program will greatly improve the water quality in the river and the San Pablo Bay and the Wildlife Refuge. As the San Pablo Bay is used by the outgoing migrating juvenile salmon and steelhead as a nursery area prior to their journey to the ocean the improved water quality will greatly enhance their survival.

As previously indicated, Trout Unlimited supports the above entailed program and looking forward to an improved Petaluma River watershed and improved water quality in San Pablo and San Francisco Bay.

Respectfully submitted,

  
Stan Griffin  
Regional Vice-President  
Southwest Region

5200 Huntington Ave. #300, Richmond, CA 94804-5416 • Phone 510-528-5390 • Fax 510-525-3664

---

*Protecting and Improving Your Fishing Future*

SIERRA  
CLUB



## SONOMA COUNTY GROUP

P.O. Box 466, Santa Rosa, CA 95402

(707) 544-7651

CALFED Bay-Delta Program  
1416 Ninth St. #1155  
Sacramento, Ca. 958145

RECEIVED

JUL 16 1997

PLANNING DEPARTMENT

To Whom It May Concern:

The Sonoma Group of the Sierra Club supports the restoration efforts of the City of Petaluma in the projects: Petaluma Marsh, Petaluma River Greenway, and Adobe Creek. These restoration efforts are important to bringing wildlife back into habitats that had been degraded. Thanks for your consideration of these important efforts.

Sincerely,



David Bannister

Chair, Sonoma Group